

City of Santa Fe, New Mexico

memo

DATE: February 25, 2025

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, Planning & Land Use Department Director #LL
Gary Moquino, Historic Preservation Division Manager *GM*
Maggie Moore, Assistant Land Use Director GM for MM

FROM: Lani McCulley, Senior Planner, Historic Preservation Division *LM*

2025-009784-HDRB, 512 Abeyta, Downtown & Eastside Historic District, Significant. Lightfoot Inc., agent for Steven and Barbara Birgfeld, owners, propose to repair and replace windows. An exception is requested to 14-5.2(D)(5)(b) for replacing historic windows.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: previous case files

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: window assessment

STAFF RECOMMENDATION:

Staff finds that the exception criteria have been met. Moreover, staff recommends following the recommendations of the window assessment to replace unit W4 and repair unit W2; otherwise, staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Sample motions:

- a. Approve or deny the exception to 14-5.2(D)(5)(b) to replace historic windows.
- b. Approve or deny Case #2024-009784 to allow those alterations to 512 Abeyta that do not require an exception.

Should the Board deny the exception request, the applicant shall return with an alternative proposal for review and approval prior to proceeding to building permit.

BACKGROUND & SUMMARY:

The residential building 512 Abeyta street is an adobe 1,225 sq. ft. single-family residence that was constructed before 1912 in a vernacular style. The building is listed as significant to the Downtown & Eastside Historic District. The significant status was assigned in 1992 during the yearly updates to the status map.

A 1,490 sq. ft. residential structure approved under case H-06-067 was constructed in 2006-2007 at the rear of the property. This structure is designed in the Spanish-Pueblo Revival Style. It is considered non-contributing due to age.

A stuccoed 6'-0" high yard wall was constructed on the north side of the existing building with stained wooden pedestrian gates as part of the 2006-2007 construction on the property.

Under case 2020-002251-HDRB replaced the non-historic doors on the south elevation and the courtyard east elevation (noted as D1 and D3 on the current case). Construct fencing, install gates and other minor remodel items. As well as some remodeling on the non-historic structure.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

- 1) Replace windows W2 (aluminum slider), W5 (steel casement), W6 (steel casement), and W7 (steel casement) with Sierra Pacific aluminum clad wood windows with simulated divided lites in white. An exception is requested to 14-5.2(D)(5)(b) to replace historic windows.
- 2) Restore windows W1 (wood casement), W3 (wood single hung), W4 (wood single hung), W8 (wood casement) and repaint white.
- 3) Add storm and screen sashes to windows W1, W3, W4, and W8.
- 4) Stucco in cementitious "buckskin" to match the existing color.

The window assessment recommends restoring W1, W2, W3, and W8 to include repairing the wood, adding balances, and weatherstripping. The applicant is requesting the replacement of W2, which is contrary to the assessment recommendation.

The assessment also recommends replacing W4, W5, W6, and W7 while restoring D2 and weatherizing. The applicant is requesting repair of W4 contrary to the assessment recommendation while replacing W5, W6, and W7 in alignment with the window assessment.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(5)(b): The applicant requests an exception to replace historic windows on a significant structure.

(i) *Do not damage the character of the district*

Applicant Response: All proposed window and door alterations would not damage the character of the district. They are sized and configured to replicate, and mimic the existing units to be replaced, in kind, and were specifically designed to fit within, and not disturb the existing historic trim and lintels, in the most minimal way, preserving the character of the district. The design and finish of the windows and doors have been selected to match, replicate and follow the existing design of the original construction and thus provide the least negative impact.

Staff Response: Staff finds that this criterion has been met. The windows will appear and be sized to match the existing windows and therefore will not have an impact on the District. However, the replacement of window W2 is not necessary, and this window should be repaired rather than replaced.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: The proposed windows and door alterations are requested to prevent the hardship of unsafe and difficult operation to the applicant excessive thermal bypass, unintended air leakage and excessive maintenance. Restoring the current, proposed to be replaced windows, would leave the windows with an inadequate operational system that would not allow accessible operation of the windows for the elderly, as repair parts no longer exist for this type of window, that could be repaired for correct operation. The existing windows exhibit excessive thermal bypass and unintended air leakage and though, could be mitigated somewhat by restoration could not be eliminated. The existing windows and doors could not be modified with thermal pane glass without altering their character, as their profile is too thin to accommodate the change. In accordance with the window assessment these units have been recommended to be replaced as an option due to a variety of factors including degradation level, and the substandard nature of construction including not having an operator. If the windows were repaired, significant portions of the historic material would need to be removed and replaced with material that would no longer be historic thus making replacement the best option to mitigate these hardships.

Staff Response: Staff finds that this criterion has been met. Most of the windows being replaced, the exception being W2, are beyond repair and should be replaced per the window assessment.

(iii) *Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: Replacing the windows with more durable, long lasting, units in the design configuration of the existing windows that are easier to maintain and operate will strengthen the unique heterogeneous character. This replacement option ensures the longevity of the overall building character for a prolonged time and thus strengthens the overall building perseverance. The proposed replacement windows are designed to fit within the existing, character defining trim, with the least negative impact. The premise here is maintaining the look of the building and operation of the openings so residents can continue to reside within the district, over the longest period of time.

Staff Response: Staff finds that this criterion has been met. Per the window assessment replacement is the recommendation for the windows except for window W2 which should be repaired.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city*, it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

- (a) The continued existence and *preservation* of historical areas and *buildings*;
- (b) The continued construction of *buildings* in the historic styles; and
- (c) A general harmony as to style, form, color, height, proportion, texture and material between *buildings* of historic design and those of more modern design.

(D) General Design Standards for All H Districts

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city*, the following standards shall be met:

(1) General

- (a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.
- (b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(5) Windows, Doors, and Other Architectural Features

- (a) For all facades of significant and *landmark structures* and for the primary facades of contributing *structures*:
 - (i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.
 - (ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
 - (iii) No existing opening shall be closed.
- (b) For all façades of significant, contributing and *landmark structures*, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event *replacement* is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. *Replacement* or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

(E) **Downtown and Eastside Design Standards**

The *governing body* recognizes that a style of architecture has evolved within the *city* from the year 1600 to the present characterized by construction with *adobe*, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a *development* from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

(1) Old Santa Fe Style

Old Santa Fe style, characterized by construction with *adobe*, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

- (a) With rare exception, *buildings* are of one *story*, few have three stories, and the characteristic effect is that the *buildings* are long and low. Roofs are flat with a slight *slope* and surrounded on at least three sides by a firewall of the same color and material as the *walls* or of brick. Roofs are never carried out beyond the line of the *walls* except to cover an enclosed *portal* or *porch* formed by setting back a portion of the *wall* or to form an exterior *portal*, the outer edge of the roof being supported by wooden columns. Two- *story* construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second *story*. Façades are flat, varied by inset *portales*, exterior *portales*, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding *walls*;

- (b) All exterior *walls* of a *building* are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under *portales*, or in church-derived designs, inset panels in a *wall* under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;
 - (c) Solid *wall* space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
 - (d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof *structures*, but such *structures* other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the *street* on which the *building* fronts;
 - (e) True old Santa Fe style *buildings* are made of *adobe* with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the *adobe* effect can be simulated is permissible; provided, that the exterior *walls* are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating *adobe*, laid on smoothly, is required; and
 - (f) It is characteristic of old Santa Fe style commercial *buildings* to place a *portal* so that it covers the entire sidewalk, the columns being set at the curb line.
- (2) Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic *buildings* by *retention* of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of *adobe* construction, prescribed as follows:

- (a) No *building* shall be over two stories in height in any façade unless the façade shall include projecting or recessed *portales*, *setbacks* or other design elements;
- (b) The combined door and window area in any *publicly visible* façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a *portal*. No door or window in a *publicly visible* façade shall be located nearer than three (3) feet from the corner of the façade;
- (c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof *treatment* described below;
- (d) No less than eighty percent of the surface area of any *publicly visible* façade shall be *adobe* finish, or stucco simulating *adobe* finish. The balance of the *publicly visible* façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for *building permits*;
- (e) The *publicly visible* façade of any *building* and of any adjoining *walls* shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under *portales* may be of contrasting or complimentary colors. Windows, doors and *portals* on *publicly visible* portions of the *building* and *walls* shall be of

one of the old Santa Fe styles; except that *buildings* with *portals* may have larger plate glass areas for windows under *portals* only. Deep window recesses are characteristic; and

- (f) Flat roofs shall have not more than thirty (30) inches overhang.